

COMMISSIONERS APPROVAL

CHILCOTT *gc*

THOMPSON *at*

LYONS

PLETTENBERG (Clerk & Recorder)

Date.....March 30, 2007

Members Present.....Commissioner Greg Chilcott,
Commissioner Alan Thompson and Commissioner Howard Lyons

Minutes: Glenda Wiles

The Board met for various administrative matters which included the following items:

The Board met to open the Herbicide bids that will be utilized by the Ravalli County Weed Department for the 2007 season. Commissioner Chilcott called the meeting to order, reading the legal notice of bid. Three bids were received as follows:

- Feed & Farm bid cost per unit and a total quantity unit cost at \$4,297.68
- Mountain West Co-Op bid cost per unit and a total quantity unit cost at \$4,861.50
- Lakeland Fees & Supply bid cost per unit and a total quantity unit cost at \$4,140.37

Commissioner Thompson made a motion to set the bid award for the herbicide bid on April 5th at 8:30 a.m. Commissioner Lyons seconded the motion and all voted "aye".

Commissioner Thompson made a motion to approve of the December 2006 minutes with necessary corrections. Commissioner Lyons seconded the motion and all voted "aye".

The Board met with Planning Director Karen Hughes and Senior Planner Renee Van Hoven to review and make an award of proposals for the consultants for land suitability analysis for county wide zoning. Renee stated they received seven proposals and the planning staff reviewed all proposals along with reference checks. The vendors were then rated according to their project experience, knowledge of existing Montana data and if they understood the project with the recommendation of awarding this project to DTM Consulting of Bozeman, Montana.

Commissioner Thompson made a motion to accept the proposal with DTM Consulting, to have the Planning Staff negotiate a contract within the budget of \$15,000, with final acceptance by the Commissioners when the contract is signed. Commissioner Lyons seconded the motion and all voted "aye".

In other planning business, Karen presented an update as follows:

Regulatory Planning:

Karen stated they found an error within a subdivision after the interim zoning for 2-acre minimum density was approved. This Subdivision is named Sapphire Meadows that platted 15 lots on 31 acres. One of the lots did not meet the minimum zoning. The subdivision had been in the process for quite some time with the interim zoning being passed on November 7th and this subdivision being approved by the Commissioners for preliminary plat just days later. Final plat has not been granted as of yet, but the Developer simply needs to follow the conditional approval. After discussion the Commissioners concurred they thought they were utilizing a working interpretation of the density requirements and would not make any changes on this preliminary plat.

Karen also addressed the billing versus flat fees on the planning process for subdivisions. Karen stated they reviewed other jurisdictions for fees and found most jurisdictions that are utilizing the billing process are moving back to flat fees so costs are known up front. The Commissioners concurred to stay with the flat fees and make any necessary increases necessary on the fee schedule.

Long Range Planning:

Karen presented a budget and agreement for the first phase of this countywide zoning project presented by the University of Montana Public Policy Research Institute. Civil Counsel has already reviewed this with previous approval by the Commissioners. Commissioner Thompson made a motion to have the Chairman of the Board sign this agreement. Commissioner Lyons seconded the motion and all voted "aye".

Streamside Set Back Committee public hearing will be held on April 12th. The Open Lands Board approved their bylaws last night.

In other business the Board met with City of Hamilton Planning Director Dennis Stranger in regard to transportation planning, the Old Corvallis No. 3 project, zoning & collaboration and development review. Dennis stated the City has a transportation plan that was done in 2002. The state has indicated a wider area needs to be incorporated and the county needs to be included in a new plan. The City would like to structure this to include impact fees. The plan would include roads, bridges, surface transportation and some public transit. The State will pay for half of the plan and Dennis indicated the local governments would need to pay for the other half. He anticipates a cost of approximately \$50,000. Commissioner Thompson expressed concern of county costs versus the benefits to the county residents. Commissioner Chilcott concurred with the county paying for city benefits. Dennis stated he sees a joint venture as a positive as it will decrease the city costs and it will help in the annexation issues of the future. He then stated if the county has even a 'mild' interest in this study; that will help obtain a study prepared by the State and to obtain state funds. Commissioner Chilcott stated the county will not enter into any agreement without a Memorandum of Understanding. Commissioner Thompson and Lyons concurred that Karen can work with Dennis in bring forth further information.

Dennis also addressed the lift station in regard to the Old Corvallis Road Area 3 Plan. Dennis is starting the process of amending the Growth Policy to include this area in their

plan. He stated he understands the Commissioners 'sour issues' in regard to this area 3 plan; but the City is beginning to move forward with adoption.

Dennis stated the city will begin to gather financial and infrastructure data on the Flat Iron Subdivision. The Developer is funding the data collection but the city is choosing the engineers who will assist them in this study.

The Board also discussed collaboration efforts in regard to development, zoning etc. Dennis gave an update on various city issues which included impact fees, capital improvement plans and design guidelines.